

Fees & Charges for 2025–2026

Resource Management Act 1991, Local Government Act 1974 & Fast-track Approvals Act 2024

1 July 2025

The Queenstown Lakes District Council (QLDC), in accordance with section 36 of the Resource Management Act 1991 (RMA), section 150 of the Local Government Act 1974 (LGA), and section 104 of the Fast Track Approvals Act 2024 (FTAA), has set charges for the recovery of costs from the applicant associated with:

- > Processing resource consents (land use and subdivision),
- > Other applications under the RMA,
- > Private plan changes,
- > Local Government Act approvals,
- > Involvement in applications applying to use and approved to use the FTAA.

The following schedules set out the hourly rates and initial fees payable at the time of lodging an application and are effective from 1 July 2025.

Notes accompanying the schedules below:

- > All charges and initial fees are inclusive of GST.
- > Applications will not be processed until any initial fee required is paid.
- > Unless a fixed fee is indicated below, all fee amounts listed are a minimum initial charge.
- > If the initial charge is used up, but the application has not completed processing, further costs will be invoiced on a time cost basis at the hourly rates below.
- > Where the processing of an application does not use the full initial fee, the unused amount, if greater than or equal to \$100 (inclusive of GST), will be refunded.
- > Please refer to our [📌 Understanding your initial fee invoice](#) and [📌 Understanding consent fees and charges](#) for additional explanation about our fees and charges.
- > QLDC, like many councils, uses external planning consultants to support the processing of resource consent applications. External planning consultants are charged at the same hourly rates as Council Planners.
- > Other external expert consultants also contribute to the processing of applications (e.g. landscape architects/urban designers/acoustic/traffic and geotechnical engineering). These experts are charged at their council contracted hourly rate (inclusive of GST).
- > QLDC, like many councils, uses RMA accredited commissioners to support the decision making on notification, non-notified decisions, all decisions determined via a Hearing process, and for objections under the RMA. These commissioners are charged at their Council contracted hourly rate (inclusive of GST).
- > For applications that need to be notified (limited or publicly), disbursement costs (i.e. printing, advertising, postage) will be charged to applicants.
- > If you are applying for a “retrospective” resource consent to authorise an existing mooring or jetty, the initial fee charged and invoiced is classified as “Other Application”.
- > Under the FTAA QLDC has the right to recover the fair and reasonable costs of its involvement in consultation, referral applications and substantive applications. Recovery of costs associated with consultation will be sought directly from the applicant by way of the QLDC consultation process ([📌 Fast-track Approvals Act](#)). Recovery of costs associated with referral and substantive applications will be sought from applicants by way of the Environmental Protection Authority (EPA); the administrators of the application process. QLDC officer rates are listed below. Any external consultant or legal representative assisting QLDC with these applications will be charged at their Council contracted hourly rate (inclusive of GST).

HOURLY RATES PLANNING & DEVELOPMENT AND STRATEGY & DEVELOPMENT	Amount (NZ\$)
Planning Officer	204.00
Planner	232.00
Senior Planner	261.00
Leadership	261.00
Principal Planner	261.00
Project Manager	261.00
Strategic Planner	232.00
Strategic Senior Planner	261.00
Land Development Engineer Cadet	195.00
Land Development Engineer	257.00
Road Corridor Officer / Engineer	204.00
Subdivision / Development Contributions Officer	195.00
Technical Support	135.00
Senior Technical Support	145.00

MONITORING & ENFORCEMENT, PROPERTY & INFRASTRUCTURE AND PARKS	Amount (NZ\$)
Monitoring & Enforcement Officer	204.00
Senior Monitoring & Enforcement Officer	261.00
Leadership	261.00
Harbourmaster	204.00
Environmental Health	152.00
Senior Infrastructure Engineer	257.00
Infrastructure Engineer	232.00
Infrastructure Other	195.00
Parks & Reserves Senior Planner / Planning Manager	261.00
Parks & Reserves Planner / Officer	204.00

SET FEES TAKEN AT LODGEMENT	Amount (NZ\$)
Monitoring (initial fee)	287.00
Administration per consent (fixed fee)	300.00

MONITORING (Initial fees unless otherwise stated)	Amount (NZ\$)
Compliance inspections (including for NES-Plantation Forestry)	Hourly rate

PRE-APPLICATION MEETINGS (Initial fees unless otherwise stated)	Amount (NZ\$)
Pre-Application Meeting	Hourly rate
Costs associated with these include preparation (organisation of meeting, context/background research, and review of application documents), attendance at meeting, write up / issue of meeting notes by Council, and any subsequent follow up/work.	
Council officers are charged at the hourly rates listed above. Any external consultants involved in the pre-application on behalf of Council are charged at their Council contracted hourly rate (inclusive of GST).	
<u>All</u> costs associated with a pre-application meeting will be charged.	

LAND USE CONSENTS (Initial fees unless otherwise stated)	Amount (NZ\$)
Deemed Permitted Activities - Boundary Activity Notice	606.00
Deemed Permitted Activities - Marginal and Temporary Non-compliance Notice	606.00
Controlled Activity (overall consent status) Except if fall into one of the specific consent categories below and then that initial fee applies	1,874.00
Restricted Discretionary Activity (overall consent status) Except if fall into one of the specific consent categories below and then that initial fee applies	2,426.00
Discretionary Activity (overall consent status) Includes section 127 and section 221 Variations Except if fall into one of the specific consent categories below and then that initial fee applies	2,668.00
Non-complying Activity (overall consent status) Except if fall into one of the specific consent categories below and then that initial fee applies	3,638.00
Signs	1,698.00
Scheduled Buildings and/or Trees (fixed fee): > Painting (only) of scheduled building/dwelling submitted with Heritage New Zealand approval > Trimming of scheduled or protected tree submitted with supporting arboriculturist's report	970.00
Transfer of Water Based Consent	Hourly rate
Responding to requests to Council to confirm that works are within the scope of an approved resource consent, or that a resource consent has been given effect to	Hourly rate
Other Applications	1,544.00

SUBDIVISION CONSENTS (Initial fees unless otherwise stated)	Amount (NZ\$)
Cancellation of Amalgamation Conditions (section 241)	1,444.00
Boundary Adjustment	2,426.00
Restricted Activity (up to two lots)	3,396.00
Restricted Activity (more than two lots)	3,749.00
All Other Subdivisions (i.e. non-complying activity)	4,075.00

OTHER APPLICATIONS/PROCESSES (Initial fees unless otherwise stated)	Amount (NZ\$)
Notice of Requirement (NoR) for a Designation	7,277.00
Alteration of Designation	4,741.00
Removal of Designation or Heritage Order	585.00
Certificate of Compliance	1,940.00
Existing Use Certificate	3,638.00
Extension of lapse period of a resource consent (section 125 RMA)	910.00
Outline Plan (section 176A RMA)	1,819.00
Outline Plan Waiver (section 176A(2)(c) RMA)	728.00
Surrender of Consent (fixed fee)	303.00
Private Plan Change	14,884.00

MULTIPLE ACTIVITIES

Where an application includes both land use and subdivision activities, or multiple activities, only the higher or highest relevant initial fee charge is payable.

OTHER SUBDIVISION RELATED APPROVALS (Initial fees unless otherwise stated)	Amount (NZ\$)
Amalgamation Certificate	185.00
Registered Bond / Release of Registered Bond (each)	185.00
Cancellation of Amalgamation Conditions Certificate (section 241)	185.00
Section 223 Certificate	185.00
Section 224(c) Certificate	371.00
Section 223 & Section 224(c) Certificate (combined)	556.00
Signing and Sealing other Plan or Certificate	185.00
Cancellation of Easement Certificate (section 243(e))	185.00

ENGINEERING REVIEW & ACCEPTANCE (Initial fees unless otherwise stated)	Amount (NZ\$)
Engineering Review & Acceptance (if staged application, each stage will be charged separately)	2,500.00
Engineering Review & Acceptance Variation	606.00

LOCAL GOVERNMENT ACT CHARGES (Initial fees)	Amount (NZ\$)										
Right of Way (section 348) Decision	800.00										
Right of Way (section 348) Certificate	185.00										
Licence to Occupy	739.00										
Assignment of Licence to Occupy	185.00										
Temporary Road Closures	739.00										
Assignment of Licence to Occupy	185.00										
Traffic Management Plans (applications)	288.00										
Traffic Management Plans (Revision of approved application)	288.00										
Excavation Corridor Access	<table border="1"> <tr> <td>< 20 m</td> <td>348.00</td> </tr> <tr> <td>20-100 m</td> <td>602.00</td> </tr> <tr> <td>100-500 m</td> <td>856.00</td> </tr> <tr> <td>500-2000 m</td> <td>1,110.00</td> </tr> <tr> <td>> 2000 m</td> <td>2,554.00</td> </tr> </table>	< 20 m	348.00	20-100 m	602.00	100-500 m	856.00	500-2000 m	1,110.00	> 2000 m	2,554.00
< 20 m	348.00										
20-100 m	602.00										
100-500 m	856.00										
500-2000 m	1,110.00										
> 2000 m	2,554.00										
Excavation Corridor Access – Global Permit	3,960.00										
Non-excavation Corridor Access (excludes events)	300.00										
Non-excavation Corridor Access – Global Permit	2,660.00										
Road Naming	243.00										
Engineering Connection to Council Services (one connection)	359.00										
Engineering Connection to Council Services (for each additional connection)	150.00										
Cancellation of Building Line Restriction	381.00										

OBJECTIONS	Amount (NZ\$)
Section 357A(1)(f) or (g) where a request is made for the objection to be considered by a hearings commissioner section 357AB, the cost of considering and making a decision on the objection will be charged as follows:	
RMA Accredited Commissioner – Actual costs	Hourly rate
Council Staff Time	As per hourly rates above

RMA PUBLICLY NOTIFIED AND LIMITED NOTIFIED APPLICATIONS (Initial fees)	Amount (NZ\$)
<p>Limited Notification</p> <p>If a notification decision (under section 95 RMA) is issued stating that the application needs to be processed on a Limited Notified basis, an invoice will be issued with that decision for this fee amount. That invoice must be paid in order for the application to be notified.</p> <p>This further initial fee is required because a limited notified application involves additional work to a non-notified application. This is less than the publicly notified fee listed below because it is limited to specific parties.</p>	1,973.00
<p>Publicly Notified</p> <p>If Public Notification is volunteered or required by a notification decision (under section 95 RMA), an invoice for this fee will be issued. This invoice must be paid in order for the application to be notified.</p> <p>This further initial fee is required because a publicly notified application involves additional work from Council, including (but not limited to) notifying the application, receiving and reviewing submissions, liaising with submitters and the applicant, and preparation of a section 42A officer report on the application which is prepared for the Decision maker.</p>	6,780.00
<p>Hearings</p> <p>If a hearing is required for a limited or publicly notified resource consent application, an invoice for additional initial fees—based on the anticipated hearing duration (half day, full day, or multiple days)—will be issued. Payment of this invoice is required for the hearing to proceed.</p> <p>This additional initial fee is necessary because hearings involve extra work for the council and the engagement of RMA accredited Commissioners. This work includes, but is not limited to:</p> <ul style="list-style-type: none"> > The Council Hearing Administrator organising and attending the hearing, liaison with the Hearing Commissioners, the applicant, Council officers and experts. > Council officers and experts reviewing applicant and submitter evidence, liaison with those parties, attendance at the hearing, provision of any further information requested by the Commissioners. > Commissioner minutes related to the Hearing process including the direction for pre-circulated evidence, review of the application, section 42A report, and applicant and submitter evidence, site visit, attending the hearing, requesting and reviewing any additional information, undertaking deliberations and writing of the decision. <p><i>This further initial fee recognises that there are additional costs for a notified application proceeding to a hearing. It should not be interpreted as a fee that will cover the remaining processing costs of your application. The total processing costs of your application may be greater than all the initial fees paid, and once processing costs exceed this hearing deposit fee you will receive an invoice. The invoice may show charges dating back several weeks or months depending on the time it took for the hearing fee deposit to be used by processing costs.</i></p>	<p>Half day 8,269.00</p> <p>Full day 15,159.00</p> <p>Each additional day 13,340.00</p>